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MARRIOTT VERNON
ESTATE AGENTS

2 Linden Leas, West Wickham, BR4 0SE

Guide price £825,000



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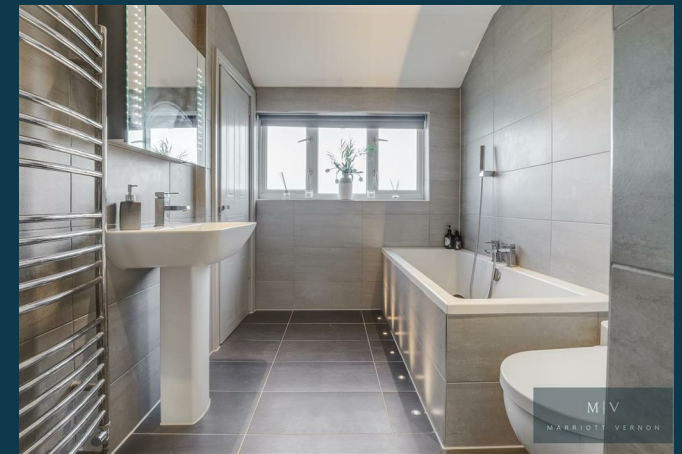
Guide Price £825,000-£850,000

Marriott Vernon present to the market this beautifully presented five bedroom double fronted family home with garage to rear and delightful private garden. Conveniently situated in a sought after West Wickham location, the property offers bright and spacious accommodation, superbly maintained and appointed by the current owners, with modern interiors and plenty of room for a growing family. Flowing living space, including three reception rooms, well equipped kitchen with separate utility area, family bathroom and guest WC, provides the perfect blend of comfort and convenience for a modern lifestyle in this fantastic residential location. Further features include gas central heating, double glazing and further potential for extension, STPP.

Accommodation comprises central entrance hall leading into three inviting reception rooms - two with attractive bay windows to front and the third with double doors onto the garden. The separate kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, range style oven with overhead extractor, and further space for appliances. The separate utility provides additional work and appliance space, as well as access to the guest WC. To the first floor, there are five well proportioned bedrooms - four doubles and a further single/study - plus a family bathroom with white three piece bath suite and separate shower unit.

The property is located close to West Wickham High Street, with its array of shops, restaurants and amenities, and within a short distance of West Wickham railway station with good connections to Central London. Numerous local bus routes also provide useful access to nearby Croydon and Bromley town centres. West Wickham is also well served by excellent local schools and pleasant open spaces

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Floor Plans

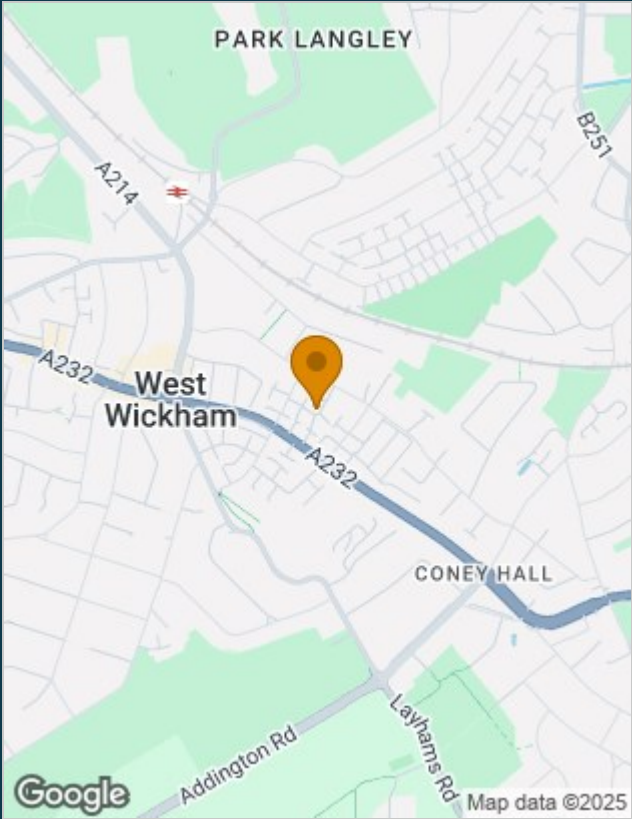


Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC